

## **ORDINANCE NO. XXXX**

**AN ORDINANCE AMENDING CHAPTER 84 OF THE CODE OF ORDINANCES, IDENTIFIED AS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS; AMENDING THE CITY OF EULESS ZONING DISTRICT MAP ON 3.282 ACRES OF LAND OUT OF THE J.E. WHITENER ESTATE, BLOCK 2, LOTS 31 AND 32, BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT (PD) INTO PLANNED DEVELOPMENT (PD) ZONING DISTRICT AS DESCRIBED HEREIN AND ON THE ATTACHED EXHIBIT "A"; PROVIDING FOR A SEVERABILITY CLAUSE, PENALTY FOR VIOLATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on June 2, 2015 in conjunction with Zoning Case No. 15-05-PD, and has rendered a recommendation to the City Council with respect to this case;

**WHEREAS**, the City Council has conducted a public hearing on June 23, 2015, considered the recommendation of the Planning and Zoning Commission, and has determined that the proposed change is in the best interest of the general welfare of the City of Euless;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS:**

### **SECTION 1**

THAT the official zoning district map of the City of Euless, Texas, being a part of Chapter 84 of the Code of Ordinances, be amended to read so that the zoning district classification of 3.282 acres of land out of the J.E. Whitener Estate, Block 2, Lots 31 and 32, by changing the zoning from Planned Development (PD) into Planned Development (PD) zoning district and on the Attached Exhibit "A". Said property described above shall be subject to all the safeguards and conditions set forth on said Exhibit "A" or stipulated herein. Said Exhibit "A" shall be applicable only to the property described in herein.

### **SECTION 2**

THAT all residential structures shall be developed and constructed in accordance with the architectural design criteria as attached in "Exhibit B."

### **SECTION 3**

THAT, masonry screening wall along E. Whitener Road, will be maintained by a homeowner's association.

## **SECTION 4**

**SEVERABILITY CLAUSE.** It is hereby declared to be the intention of the City Council of the City of Euless that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase.

## **SECTION 5**

**PENALTY FOR VIOLATION.** Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

## **SECTION 6**

**EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

**PRESENTED AND PASSED ON FIRST AND FINAL READING** at a regular meeting of the Euless City Council on June 23, 2015 by a vote of \_\_\_ ayes, \_\_\_ nays, and \_\_\_ abstentions.

APPROVED:

ATTEST:

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Linda Martin, Mayor

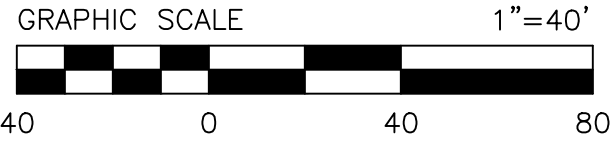
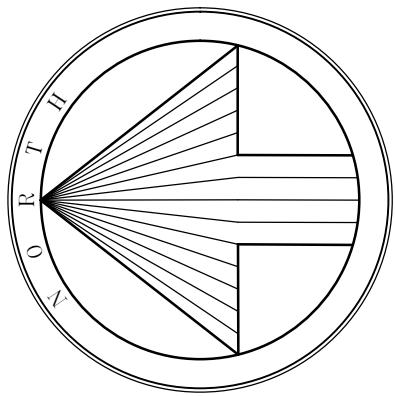
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Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:

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Wayne Olson, City Attorney



Notes:

1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
2. Basis of bearing is Texas State Plane NAD83 North Central Zone 4202 using City of Euless Monuments No. 20 & No. 2 the rotation angle is +00°46'21.63" Surface to Grid and +00°11'48" for Coord. System used. All distances shown are surface distances using a combined scale factor of 0.999859487
3. The City will not maintain any interior drainage systems that originate within this private development.
4. 24,565 square feet of street right-of-way to be dedicated to the City of Euless.
5. The previous design standards as approved by the Planned Development District.
6. A Homeowner's Association will be established and will maintain the external 6' masonry wall.

LEGAL DESCRIPTION

**BEING** all of lots 31 & 32 block 2 of J.E. WHITENER ESTATE, according to the Plat Recorded in Volume 388-J, Page 139, Plat Records, Tarrant County, Texas, and being described by metes and bounds as follows.

**BEGINNING**, at the northwest corner of said lot 32, block 2 of J.E. WHITENER ESTATE, and the northeast corner of lot 1, block 1 of Spring Valley Apartment an addition to the City of Euless, Tarrant County, Texas, according to the Plat Recorded in Volume 388-65, Page 37, Plat Records, Tarrant County, Texas, and a point on the south right-of-way line of East Whitener Road (a 50' right-of-way).

**THENCE**, North 89 degrees 48 minutes 03 seconds, East along the said south right-of-way of East Whitener Road, and the north property line of said lot 31 & 32, block 2, of J.E. Whitener Estate, a distance of 231.02 feet to the west property line of Knob Hill Mobile Home Park, an addition to the City of Euless, Tarrant County, Texas, according to the Plat Recorded in Volume 388-138, Page 25, Plat Records, Tarrant County, Texas;

**THENCE**, South 00 degrees 20 minutes 39 seconds, East along said west property line of Knob Hill Mobile Home Park, a distance of 618.86 feet to the south property line of lot 31 & 32, block 2 of J.E. Whitener Estate;

**THENCE**, South 89 degrees 50 minutes 16 seconds, West along said south property line of said lots 31 & 32, block 2 of J.E. Whitener Estate, a distance of 231.11 feet to a point on the said east property line of lot 1, block 1 of Spring Valley Apartment;

**THENCE**, North 00 degrees 20 minutes 11 seconds, West along the said east property line of lot 1, block 1 of Spring Valley Apartment, a distance 618.71 feet to the Point of Beginning and containing 142,988 square feet or 3.282 acres of land.

SITE SUMMARY

Land Area: 142,988 Sq. Ft. or 3.282 Acres

Single Family Lots 19

All development shall be in conformance with all R-1L district requirements and permitted uses except as noted in special conditions.

SPECIAL CONDITIONS:

- The minimum lot area shall be 5,500 square feet
- The maximum lot coverage shall be 60 percent.
- No Alleys shall be required.
- All lots to have full sprinkler and full sod.
- Sidewalks will be provided within the 10' Roadway, Drainage & Utility Easement.

Minimum Area Regulations:

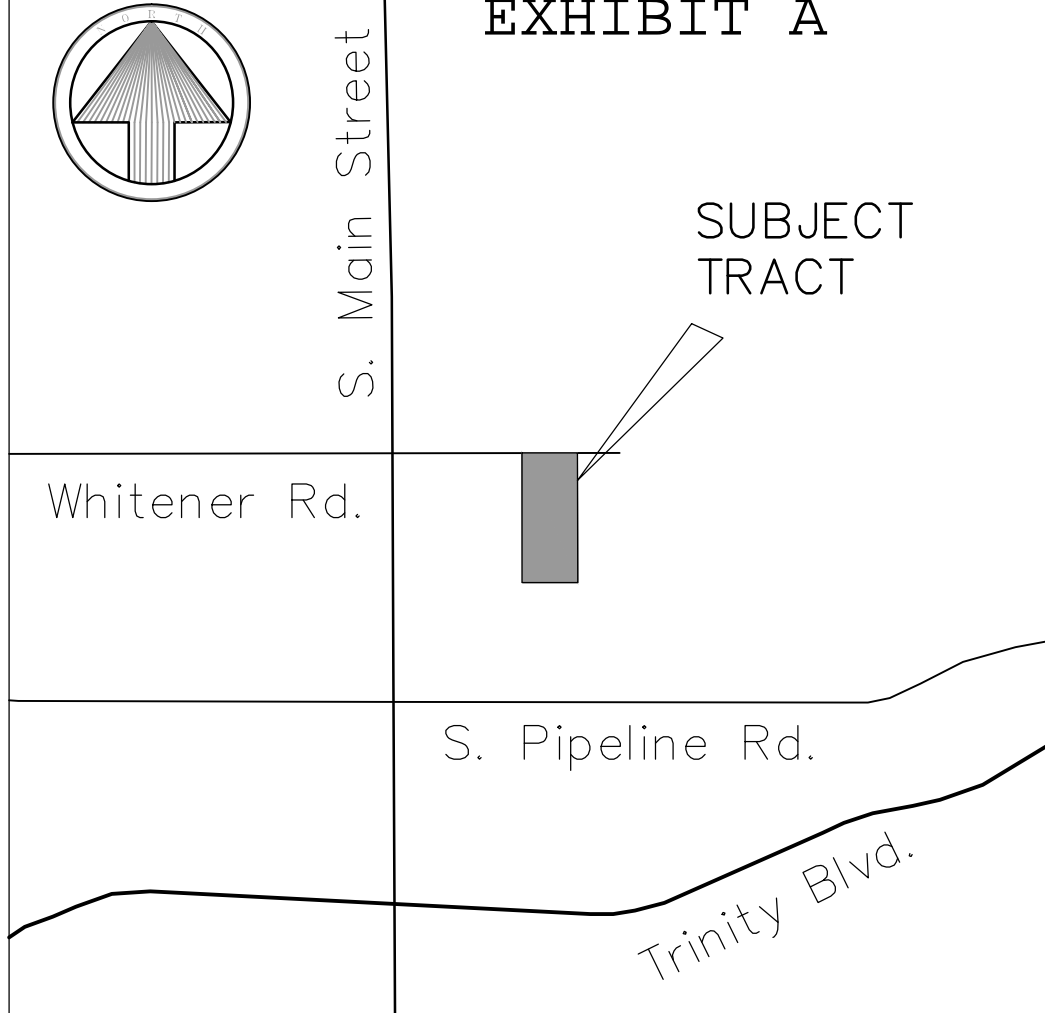
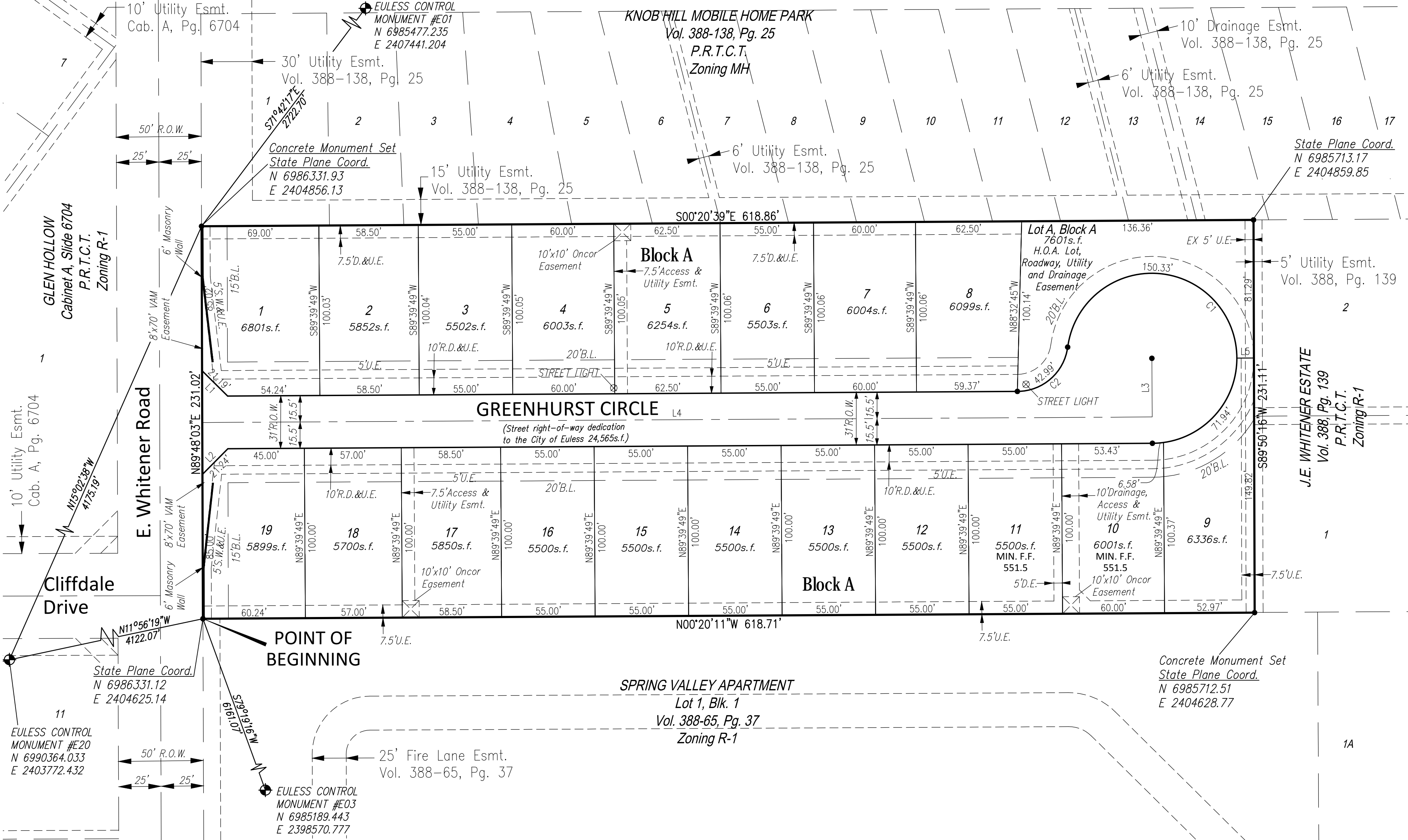
Main Building 1,800 sf(Living Area)

Setbacks FY 20' Min.

SY 5' Min.  
15' Adjacent to a side street

RY 15' Min.

Average Lot Area 5,831.79 sf



Location Map

Rotational Angle = +00°46'21.63" Surface to Grid  
Combined Scale Factor = 0.999859487  
Rotational Angle for Coord. System used = +00°11'48"

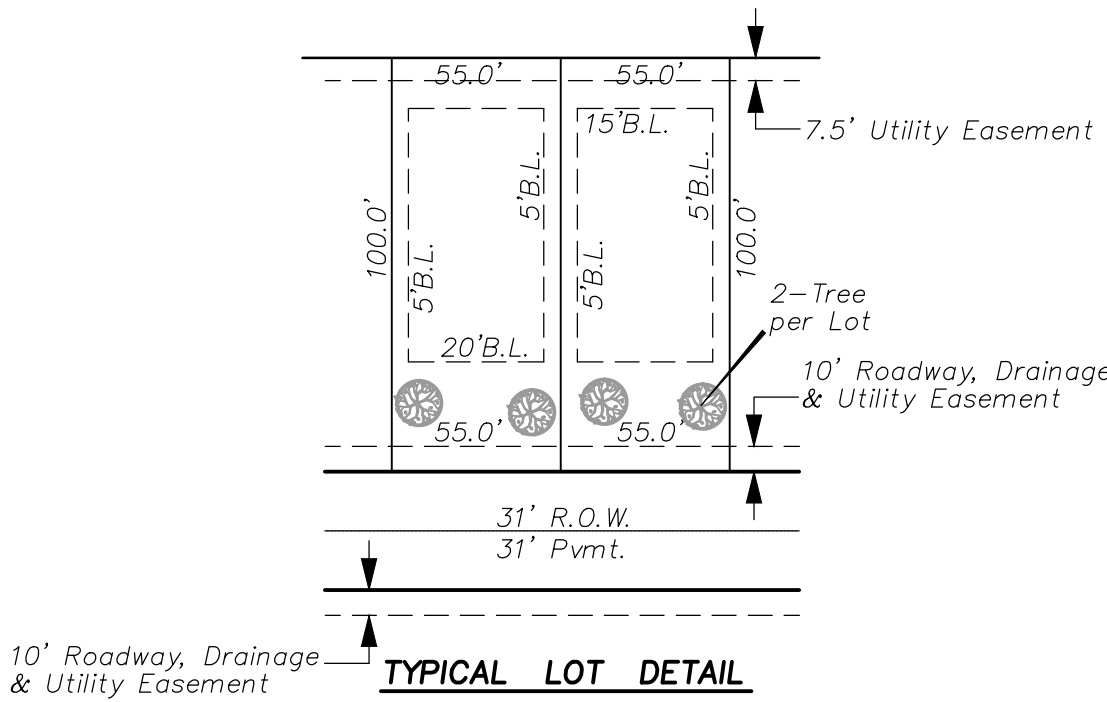
LEGEND

1/2" I.R.F.	1/2" IRON ROD FOUND
5/8" I.R.S.	5/8" IRON ROD SET
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D. & U.E.	DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
Cob.	CABINET
Esmt.	EASEMENT
H.O.A.	HOMEOWNERS' ASSOCIATION
VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT

CITY OF EULESS  
WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$1,477.90	\$524.70
1	2.50	\$3,694.75	\$1,311.75
1.5	5.00	\$7,389.50	\$2,623.50
2	8.00 - 10.00	\$11,823.20	\$4,197.60
3	16.00 - 24.00	\$35,469.60	\$12,592.80
4	25.00 - 42.00	\$62,071.80	\$22,037.40
6	50.00 - 92.00	\$135,966.80	\$48,272.40
8	80.00 - 160.00	\$236,464.00	\$86,952.00

Impact fees are based on the size of water meter or tap serving the use. Impact fees are due at the time of Building Permit application.



Line Table		
Line #	Direction	Length
L1	N44°43'56"E	21.19'
L2	N45°16'04"W	21.24'
L3	N89°39'49"E	34.50'
L4	N0°20'11"W	558.89'
L5	S0°09'44"E	10.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	228.72'	50.00'	262°05'48"	N48°36'54"E	75.42'
C2	42.99'	30.00'	082°05'48"	S41°23'06"E	39.40'

CITY APPROVAL

15-05-P.D.  
PLANNED DEVELOPMENT EXHIBIT  
OF  
**HEARTHSTONE**  
19 LOTS AND 1 OPEN SPACE LOT  
ON 3.282 ACRES OF LAND

OUT OF THE  
W.G. MATTHEWS SURVEY, ABSTRACT NO. 1052  
IN THE  
CITY OF EULESS, TARRANT COUNTY, STATE

OWNER  
**BLOOMFIELD HOMES L.P.**  
1050 E. HIGHWAY 114 ~ SUITE 210 ~ SOUTHLAKE, TEXAS 76092

817-416-1572  
ENGINEER/SURVEYOR

**Westwood**

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com  
Survey Firm Number: 10074301

04/29/2014

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## Exhibit B

### Hearthstone – Bloomfield Homes - Design Criteria

#### Design Standards

1. Minimum Roof Pitch: 6:12
2. Architectural grade asphalt shingles.
3. Brick and/or Stone – each home shall have at least 80% coverage.
4. Windows – Vinyl divided light windows (Prairie Style) standard on all front elevations.
5. Concealed HVAC units, trash storage and utility meters (as appropriate).
6. Brick shall course exactly to the top and bottom of all walls.
7. Windows will be single or double hung with sliders on the sides as necessary in bedrooms.
8. Windows are to be placed on each wall elevation with a proper wall to window ratio.
9. If shutters are used, shutters shall be the same height as the associated opening and proportional in scale to the windows and elevation.
10. If a porch is used, the porch column base shall not protrude beyond the foundation.
11. Eaves and Soffits – consist of durable LP smart siding and cementitious products.
12. Landscaping shall include a minimum of 2 trees and 12 shrubs with stone edging.
13. Irrigation – each home will include an irrigation system for front, side and rear yard.
14. Ornamental address blocks placed on each house on the front façade.
15. Fencing – each home will have rear & side yard fencing with 8' metal posts and stained wood.